

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
February 14, 2006
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members Present: Chairperson Napolitano, Vice Chair Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Kempiaik, and Boardmember Rioux. Alternate Boardmember Richardson served on the Board. Alternate Boardmember Stafford was also present. Councilman Doster was present.

Members Absent: Boardmember Wrublik.

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Planning Manager Suparna Dasgupta, Fire Chief Scott Rounds, Assistant Fire Chief Bob Costello, and Town Engineer Woody Scoutten.

3. APPROVAL OF MINUTES FROM JANUARY 24, 2006 WORK SESSION MEETING

Motion made by Boardmember Rioux and seconded by Alternate Boardmember Richardson to approve the January 24, 2006 Work Session minutes as presented. Motion passed unanimously.

4. APPROVAL OF MINUTES FROM JANUARY 24, 2006 REGULAR MEETING

Motion made by Boardmember Kempiaik and seconded by Vice Chairman Zwerg to approve the January 24, 2006 Regular Meeting minutes as presented. Motion passed unanimously.

5. OLD BUSINESS:

None

6. NEW BUSINESS:

6A. Annexation of NEC Watson and Broadway - A05-28

Don Cox of WRG Design represented Joe Kalish of Kalish and Kalish and was available to answer the Board's questions. Planner Quinn Newton reported that the applicant is working on an agreement with the school. Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve the annexation of additional 108± acres from Maricopa County to the Town of Buckeye, located north and east of the northeast corner of Watson and Broadway Roads. Motion passed unanimously.

6B. Rezoning Hayden Valencia - RZ05-21

Quinton Thornton, representing Sunwest Valley Developers was available to answer the Board's questions. The property is now under the guidelines of the Town's general plan use designation and complies with that general plan which will include a K-8 school site. Boardmember Jimenez complimented the school plan being included. A Public Hearing was opened at 7:10 p.m. to hear citizen input on the proposed rezoning. There being no comment from the public the hearing was closed at 7:10 p.m. Motion made by Boardmember Rioux and seconded by Boardmember Jimenez to approve the rezoning of 218.27± acres from Rural Residential (RR) to Planned Residential (PR), located at the southwest corner of Southern Av. and Apache Rd with change on Stipulation 1.) to read "All development must be in accordance with Town of Buckeye Development Code as amended". Motion passed unanimously.

6C. Rezoning Hayden Valencia - RZ05-22

Quinton Thornton, representing Sunwest Valley Developers was available to answer the Board's questions. A Public Hearing was opened at 7:10 p.m. to hear citizen input on the proposed rezoning. There being no comment from the public the hearing was closed at 7:10 p.m. Motion made by Boardmember Hawley and seconded by Vice Chair Zwerg to approve the rezoning of 19.73± acres from Rural Residential (RR) to Commercial Center (CC), located at the southwest corner of Southern Av. and Apache Rd with Stipulation 1.) to read "All development must be in accordance with Town of Buckeye Development Code as amended". Motion passed unanimously.

6D. Schult Homes Storage Facility Site Plan - SP05-39

John Albright, General Manager of Schult Homes, had some questioned stipulations and was available to answer the Board's questions. Planner Sean Banda and Engineer Woody Scoutten explained the purpose and meaning of the stipulations. A Public Hearing was opened at 7:30 p.m. to hear citizen input on the proposed site plan. There being no comment from the public the hearing was closed at 7:30 p.m. Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve a site plan for 10± acres of temporary storage facility for manufactured homes and a parking lot for employees located an eighth of a mile south of Maricopa Road and East of Apache Road with removal of Stipulations 18.) and 28.), and an amendment to Stipulation 29.) to read "screen walls shall be constructed of six to eight inch thick concrete masonry material with a design in architectural detail and location as approved by the Community Development Director and Town Engineer." Chairperson Napolitano recused herself from the discussion and vote. Boardmember Rioux, Boardmember Richardson, Boardmember Kempiaik, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Zwerg voted aye. Motion carried.

6E. APS Buckeye Corporate Center Site Plan - SP05-40

Planner Brian Rose, Mike Wilson of Wilson Properties, and Manjula Vaz of Gammage & Burnham presented the conceptual site plan and were available to answer questions. Mr. Wilson told the Board that the building will be primarily professional use with normal business hours. A line of sight study was done and determined that the building was a small part of the line of sight from the nearest house. Town Engineer Woody Scoutten discussed the water retention area. A Public Hearing was opened at 7:50 p.m. to hear citizen input on the proposed site plan. Terry Blye, resident of Goodyear, inquired as to the timeframe that the developer was looking at to start building and the timeframe on a building of this size. Mike Wilson reported that the process

could take up to one year; he hoped to be done by next February. Cheryl Bongiovani, resident of Sundance Active Adult Community, inquired as to how traffic would enter and exit this complex. Vice Chair Zwerg showed her the site plan which indicates four (4) entrances and exits. Wayne Blair, resident of Sundance Active Adult Community, inquired as to whether any traffic studies have been completed and about the effect of the lighting in the parking lot for Sundance residents. Mike Wilson reported that a traffic study has been completed and the findings stated that no significant traffic density was expected. He will make copies of that report available to all who would like to see it. With respect to lighting, lighting will be consistent with the agreement with the Town. Town Engineer Woody Scoutten reported that Stipulation 11.) addresses the lighting issues. There being no further comment from the public the hearing was closed at 8:03 p.m. Motion made by Vice Chair Zwerg and seconded by Boardmember Kempiak to approve a 9.6± acre Site Plan for the Buckeye Corporate Center to be located at the southeast corner of Watson Road and Sundance Avenue, specifically lot 11 of Phase 1 of the Sundance Master Planned Community as amended with the added Stipulation 37.) which reads "The Developer shall pay all applicable fees for purchase of capacity within the Sundance water and wastewater systems". Motion passed unanimously.

6F. Copper Falls Preliminary Plat - PP05-40

Kimberly Bostwick of KB Homes and Manjula Vaz of Gammage & Burnham presented a PowerPoint of the preliminary plat and were available for questions. Kimberly Bostwick reported the developer currently has an agreement with the Buckeye School District. The Board encouragement of the developer to help with the school overcrowding issue. Chairperson Napolitano would like a stipulation regarding the promotional sign package. Kimberly Bostwick reported that they have basically four (4) agreements that have already been executed to provide water for Copper Falls and that Valencia has acknowledged there is enough water to support the subdivision, with a 100 Year Certificate of Assured Water Agreement is in the process. Assistant Fire Chief Bob Costello reported changes have already been made to assure better Public Safety access. A Public Hearing was opened at 8:32 p.m. to hear citizen input on the proposed site plan. There being no comment from the public the hearing was closed at 8:32 p.m. Motion made by Boardmember Hawley and seconded by Boardmember Jimenez to approve a 176.51± acre Preliminary Plat consisting of 641 single family lots generally located west of Miller Road between Broadway Road and Southern Avenue in the Copper Falls Master Planned Community with added Stipulation 41.) to read "The developer shall create a promotional sign package for this development which shall be in accordance to the Town of Buckeye Development Standards as stated in the Development Code". Chairperson Napolitano, Vice Chair Zwerg, Boardmember Hawley, Boardmember Jimenez, Boardmember Rioux, and Alternate Boardmember Richardson voted aye. Boardmember Kempiak voted nay. Motion carried.

7. COMMENTS FROM THE PUBLIC

None.

8. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD

Planning Manager Suparna Dasgupta

- Provided an update on Board Members and their terms.
- Provided information regarding a Work Session scheduled to present the MAG MC-85 Access Control and Corridor Improvement Study by DMJM Harris on February 28, 2006 at 6:00 pm.

9. COMMENTS FROM THE DEVELOPMENT BOARD

Chairperson Napolitano – Chamber is looking for GPAC Members.

Vice Chair Zwerg – Requested an update from Woody Scoutten on Sonora Wall Project.

Boardmember Hawley – Miller Road is in extremely bad condition and has been for some time; also needs a traffic light.

Boardmember Jimenez – Buckeye Elementary School has a donated school site, parents of Sundance are trying to work with legislature to improve the system and encourages citizens to contact their representatives.

Boardmember Kemptak – Reiterate on Miller Road and would like update on the Checker Auto wall.

Boardmember Rioux – Will be resigning from Board on next agenda.

Boardmember Wrublik - Absent

Alternate Boardmember Richardson – Miller Road is a hazard and needs to be addressed for safety reasons.

Alternate Boardmember Stafford - None

10. REPORTS FROM STAFF

Bob Bushfield

- Discussed the Verrado Dinner invitation with Boardmembers.
- Spoke to questions raised regarding schools; while we can't require schools to be built, staff works with developers to encourage donations. Suggested that Boardmembers advise staff of issues beforehand so that they can work with the developers prior to the meeting.
- Highlighted the information regarding the General Plan Advisory Committee (GPAC); the Buckeye General Plan Code Fact Sheet; and the Buckeye General Plan Development Code Project Management Planning Schedule that was given to the Board.
- Also provided the Board with the Town of Buckeye General Plan Initiation Survey; this survey is only for Boardmembers and Town Council members. There will be another survey that will go out to the general public at a later date.

11. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Rioux and seconded by Boardmember Zwerg to adjourn the meeting at 8:52 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 14th day of February, 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk